

C24

**PLANNING COMMISSION
SITE PLAN WATERFRONT OVERLAY AND COMPATIBILITY WAIVER REQUEST
REVIEW SHEET**

CASE: SP-2013-0169C

PLANNING COMMISSION DATE: December 10, 2013

PROJECT NAME: 1013 Lambie Street

ADDRESS OF SITE: 1013 Lambie Street

APPLICANT: BDB Ventures and Associates, Inc. (Shawn Breedlove) (512) 368-4000

AGENT: Prossner and Associates (Kurt Prossner, P.E.) (512) 918-3343

AREA: 7,501 sq. ft.

WATERSHED: Lady Bird Lake (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance (urban)

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is proposing to construct three single-family condominium units (1,684 sq. ft. each) with parking and garages. The development is taking access to Lambie Street.

EXISTING ZONING:

The property is zoned GR-MU-CO-NP, which allows for Condominium Residential use. The site plan complies with all components of the zoning ordinance, including the conditional overlay which limits traffic to no more than 2,000 trips per day. .

DESCRIPTION OF WAIVERS:

Waiver request is as follows: LDC Section 25-2-735(D) Festival Beach Subdistrict Regulations:

For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 40%.

The project is not included in the 150 foot required setback, with the rear of the site being 1,509 feet from Lady Bird Lake. The applicant requests a waiver from 40% to 66.18% impervious cover in order to accommodate the construction of three condominium units with the required parking. The Waterfront Planning Advisory Board recommends the variance with the total site impervious cover not to exceed 62%.

Waiver request is as follows: LDC Section 25-2-1064 Front Setback:

A building must have a front building line setback of at least 25 feet from a right-of-way if the tract on which the building is constructed adjoins property in an SF-5 or more restrictive zoning district.

The applicant requests a waiver from the 25-foot front setback to a 7-foot setback. The building façade maintains a 12-foot setback. There is a 5-foot covered front porch which requires the 7-foot setback. (Please note: Section 25-2-513(G) allows a covered porch open on three sides to project five feet into a required yard for MF-3 or more restrictive. Because this property has a base zoning of GR, this section does not apply and the applicant must request a 7-foot setback, rather than 12-foot).

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-735(D) to increase the allowable impervious cover in order to construct three units. This supports Imagine Austin's Priority Program #1: Investing in a Compact and Connected Austin by promoting a mix of housing types and encouraging infill and redevelopment opportunities that place residential, work and retail land uses in proximity to maximize walking, bicycling, and transit opportunities.

Staff recommends approval of the waiver from LDC Section 25-2-1064 to reduce the front yard setback from 25 feet to 7 feet. The building façade remains at a 12-foot setback. The additional 5-foot setback accommodates a covered front porch (which is otherwise allowed to encroach in an established setback by 5-feet in more restrictive base zoning districts). Additionally, this is a narrow site and would be considered a small site under compatibility regulations. While compatibility regulations have an accommodating range of side and rear setbacks for small sites, all sites adjacent to single-family have a 25-foot front setback requirement, regardless of the site size. Finally, this site has a base zoning of GR, which, under Subchapter E requirements, would otherwise require the building to be pulled up to the sidewalk, in order to encourage engagement between the building and the streetscape.

CASE MANAGER: Donna Galati
Donna.Galati@austintexas.gov

PHONE: 974-2733

PROJECT INFORMATION: 7,501 sq. ft.

EXIST. ZONING: GR-MU-CO-NP

MAX. BLDG. COVERAGE : 75%

MAX. IMPERV. CVRG.: 40%*

ALLOWED F.A.R.: 1:1

HEIGHT: 60'

REQUIRED PARKING: 6

PROPOSED ACCESS: Lambie Street

PROP. BUILDING CVR: 2,653 sq. ft (35.38%)

PROP. IMP. CVRG.: 4,963 sq. ft. (66.18%)

PROPOSED F.A.R.: 0.67:1

PROP. HEIGHT: 28' (2 story)

PROVIDED PARKING: 6 spaces

* Festival Beach Subdistrict Waterfront Overlay impervious cover limit

SUMMARY COMMENTS ON SITE PLAN:**Land Use:**

The applicant is requesting a waiver from Waterfront Overlay impervious cover limit from 40% to 66.18% and a waiver from the compatibility standards front setback of 25' to 7' in order to construct three single-family condominium units. Condominium residential is a permitted use in GR-MU base zoning district. The conditional overlay in zoning ordinance C14-00-2102 limits trip generation to no more than 2,000 trips per day.

Environmental:

The site is located with the Lady Bird Lake watershed, which is classified as an Urban Watershed. There are no critical environmental features.

Transportation:

Access to the proposed site will be from Lambie Street. The proposed development did not require a TIA.

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release. Staff recommends approval of the waiver.

WATERFRONT PLANNING ADVISORY BOARD ACTION:

On September 9, 2013, the Waterfront Planning Advisory Board voted 5-0 to recommend the waiver with the total site impervious cover not to exceed 62%.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: Lambie Street, then LO-MU-CO-NP (Office. This site is directly across from the driveway into the office parking lot)

South: GR-MU-V-CO-NP (Auto Sales)

East: SF-3-NP (Duplex)

West: GR-MU--CO-NP (Vacant)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Lambie Street	47'	25'	Local

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation

Austin Independent School District

Austin Monorail Project

Austin Neighborhoods Council

Bike Austin

Del Valle Community Coalition

Downtown Austin Neighborhood Assn. (DANA)

Downtown Austin Neighborhood Coalition

East River City Citizens

East Town Lake Citizens Neighborhood Org.

Festival Beach Community Garden

Friendly Fiends of Haskell Street

Greater East Austin Neighborhood Association

Guadalupe Neighborhood Development

Homeless Neighborhood Assn.

PODER

Preservation Austin

Save Town Lake.Org

SELTEXAS

Sentral Plus East Austin Koalition (SPEAK)

Sierra Club, Austin Regional Group

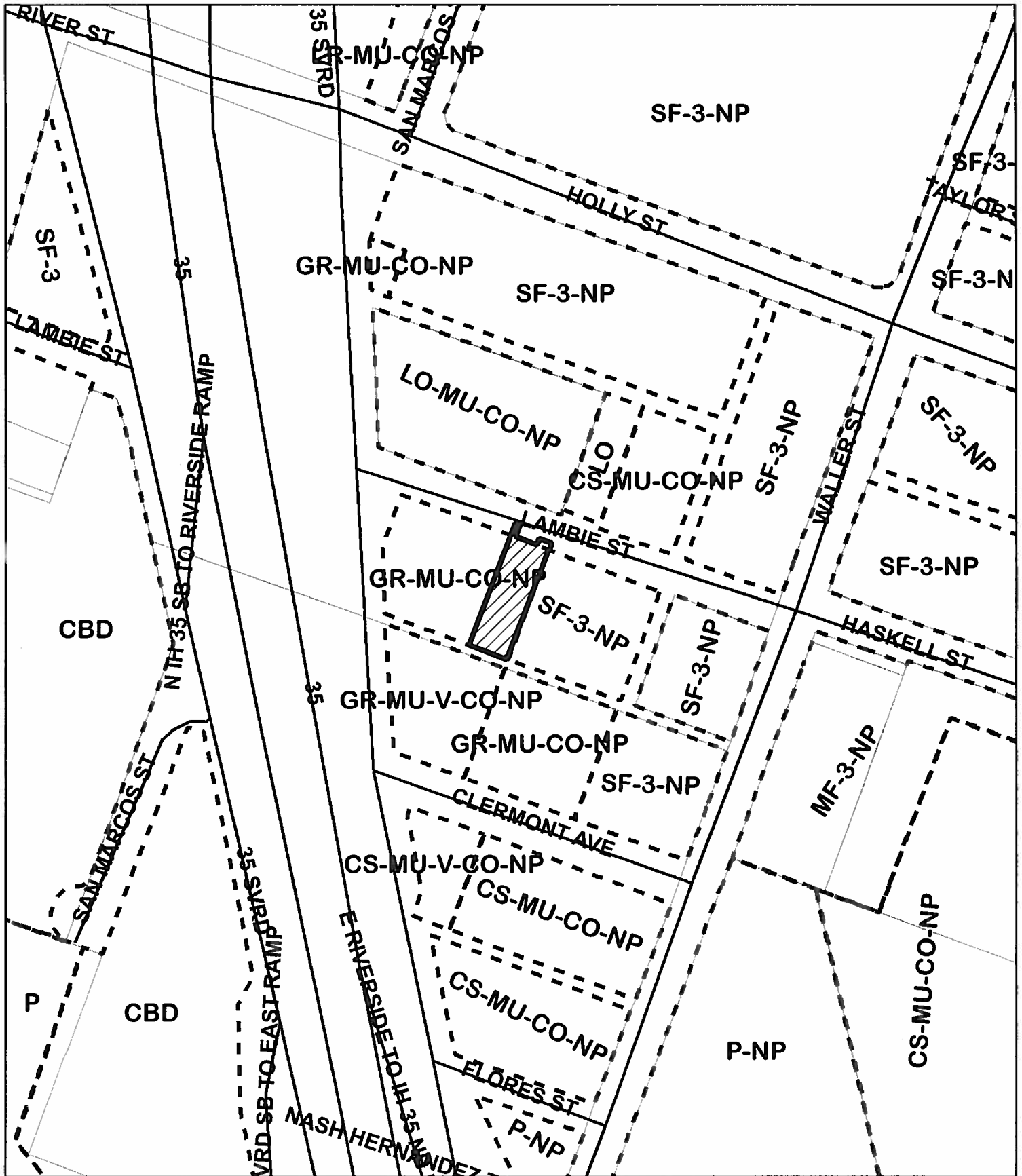
Super Duper Neighborhood Objectors and Appealers Organization

Tejano Town

The Real estate Council of Austin, Inc.

United East Austin Coalition



Waller Creek Conservancy



SITE PLAN

CASE#: SP-2013-0169C
 ADDRESS: 1013 Lambie Street
 CASE NAME: 1013 Lambie St.
 MANAGER: Donna Galati



 SUBJECT TRACT
 ZONING BOUNDARY

0 80 160 320 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Donna Galati

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council, the scheduled date of the public hearing, the Case Number, and the contact person listed on the notice.

Case Number: SP-2013-0169C

Contact: Donna Galati, 512-974-2733 or Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Dec 10, 2013

Your Name (please print)

Tomy Petropoulos
1107 Lambie

Your address(es) affected by this application

Signature

Daytime Telephone:

Date

Comments:

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned to:
City of Austin
Planning and Development Review – 4th floor
Donna Galati
P. O. Box 1088
Austin, TX 78767-8810

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Public Hearing: Planning Commission, Dec 10, 2013

Your Name (please print)

Jeffery Hernandez
48 Waller

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

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Public Hearing: Planning Commission, Dec 10, 2013

STEEVEN AND EVERETT ADOCK

Your Name (please print)

1100 & 1102 CERMONT AVENUE

Your address(es) affected by this application

[Signature]

Signature

28 NOV 2013

Date

Daytime Telephone: 512-577-7478

Comments: We have owned property for over 20 years & we are & have done our part and followed all rules to help maintain integrity of the neighborhood and established family environmentally friendly area for downtown. We are opposed to allowing waivers for impervious cover - esp. at 106%!! and also opposed to 7ft set back - much too near sidewalk. Please help us maintain integrity of true single family home and preserve neighborhood and environment!

Thank you.

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Public Hearing: Planning Commission, Dec 10, 2013

STERILYN ADDOCK

Your Name (please print)

1100 AND 1102 CLEMMONT AVE

Your address(es) affected by this application

Sterilyn Addock

Signature

Date

Daytime Telephone: 512-585-4323

23 Nov 2013



Comments: I strongly oppose this means you are trying to
transform what amounts to more than a single family
units onto a small property. It will not fit with the
current neighbor structures/lots and it is not environmentally
sound! You are asking for a 65% increase from 40% established
waiver - how does that make for a greener environmentally
friendly downtown Austin. If this is granted I will ask
for the same on two properties and inform neighbors to do the
same. Too many variances have already been granted on
Traney, keep green! Seven foot setback waiver should NOT
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Austin, TX 78767-8810

This is a family
neighborhood not
condo-city.